

# NE Mixed-Use Commercial Park Redevelopment Project

## WEST PARCELS—PARCEL D TPH CLEANUP

12245 Division St. Blue Island, IL 60406

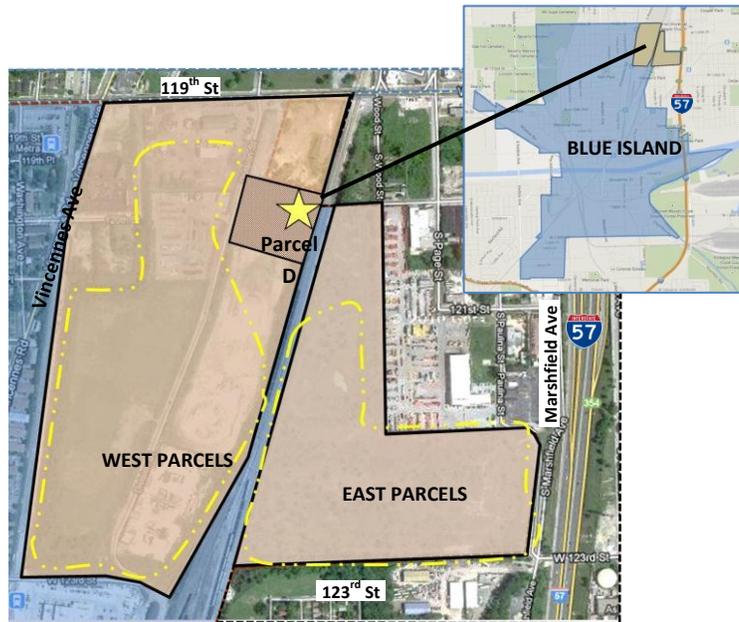


FIGURE 1: NE MIXED-USE COMMERCIAL PARK SITE-MAP

### INTRODUCTION

The City of Blue Island has prepared this cleanup area fact sheet to provide information about soil investigations and the proposed cleanup *within the Northeast Mixed-Use Commercial Park Redevelopment Project*. This fact sheet summarizes information contained in the project documents and is intended to facilitate community awareness about the proposed cleanup.

### AREA DESCRIPTION AND BACKGROUND

The TPH-Cleanup area lies completely within Parcel D, a 4.2 acre parcel on the northeast corner of the West Parcels at 12245 S. *Division St* [See Figure 1]. The property is currently leased by Vulcan Materials, a concrete and asphalt recycling company that stores crushed concrete from the Dan Ryan expressway reconstruction. The Cleanup area lies within the larger 87-acre former landfill (the Site) that closed in 1966 and was acquired at no cost by the City in 1995, following All Appropriate Inquiry. The site became a redevelopment priority for the City in 2005 when it adopted the *Blue Island Plan for Economic Development*. The Plan recognized the strong redevelopment potential of the property based on its rail and transportation assets. Following the award of an Illinois Municipal Brownfields Grant, the Site was enrolled in the Illinois Environmental Protection Agency (IEPA) voluntary Site Remediation Program (SRP) in August 2006 to secure a “comprehensive” No Further Remediation (NFR) letter.

### SITE HISTORY

The Site was used from at least 1897 to 1952 by the Purington-Kimbell Brick Co. to excavate clay for brick making. In 1952, the property was sold to John Sexton Contractors, which operated a landfill/burn pit until 1966. The land then held a variety of household rubbish,

including materials containing hazardous wastes. Waste disposal operations were ceased in 1966.

The property remained vacant and underutilized between 1966 and 1995. The former owners reported that they topped the entire landfill area with around 6 feet of clay to cover the material.

### ENVIRONMENTAL SITE INVESTIGATIONS

After a competitive procurement process, the City selected V3 Companies, a qualified environmental engineering firm, to perform environmental services leading to the full characterization and initial correction of environmental impacts at the Site, under the direction of the SRP and, as appropriate, the USEPA.

Since 2006, the City, through the services of V3, has conducted a Phase I Environmental Site Assessment (ESA), performed 4 Phase II ESAs, and overseen a geotechnical investigation across the entire NE Park. In November 2012, V3 conducted supplemental remedial investigations across the West Parcels, which included delineation of total petroleum hydrocarbon (TPH) at Parcel D, in preparation for the cleanup work.

### OVERVIEW OF CONTAMINATION AND CLEANUP

As part of the continuing efforts to redevelop the NE Park Site, the City of Blue Island is planning to conduct soil remediation activities at Parcel D near 12245 Division St. [See Figure 1].

TPH remediation is scheduled to occur in April-May 2014. Beginning in April, V3 Companies will begin to mobilize construction equipment and prepare the site for cleanup. During the remediation process, V3 will be present on-site to oversee and document the work in accordance with the Illinois EPA regulatory guidelines.

The objective of the remediation work is to remove soils containing elevated concentrations of TPH and free-phase liquid petroleum hydrocarbons, to the degree necessary to comply with IEPA soil remediation objectives. This will position the parcel for redevelopment as a green openspace to serve as the neighborhood recreational park as well as master stormwater management system for the NE Park Site [See Figure 2 on Pg 2].

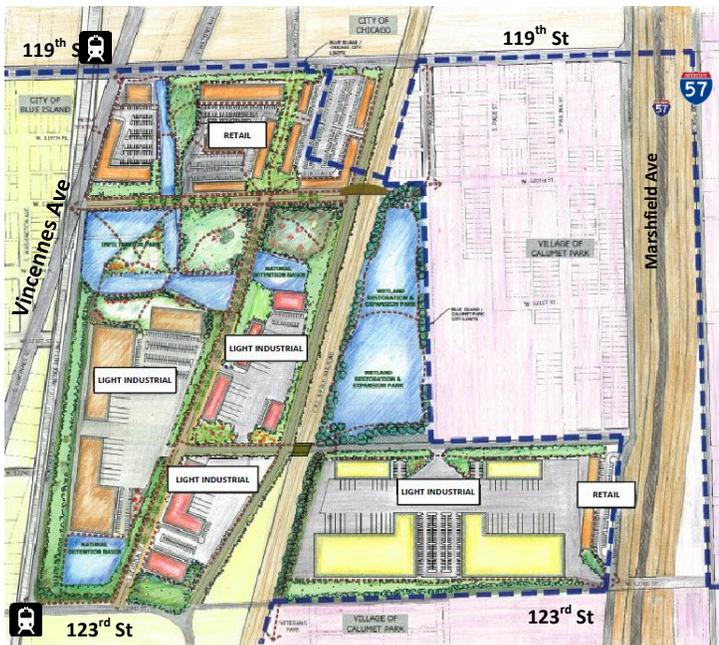


FIGURE 2: NE MIXED-USE COMMERCIAL PARK CONCEPTUAL SITE PLAN

## COMMUNITY CONCERNS REGARDING CLEANUP & POSSIBLE RISKS TO PUBLIC HEALTH

### What is TPH?

TPH (Total Petroleum Hydrocarbon) is a term used to describe a large family of chemical compounds that originally come from crude oil. Crude oil is used to make petroleum products that in this case have contaminated the soil.

### What is the level of TPH contamination at Parcel D?

TPH is present at an elevated concentration of 23,000 mg/kg in the interval of 12-13 feet deep. TPH-impacted soils must be remediated if levels exceed the calculated site-specific cleanup level of 4,900 mg/kg. Since surrounding soil samples contain lower TPH levels, this specific location is considered an isolated “hotspot”.

### How much area needs to be cleaned?

The proposed remediation area measures approximately 30’ by 30’. The remediation target interval is the approximate depth interval of 10’-15’ below the ground surface. Approximately 160 cubic yards (~300 tons) of soil are anticipated to be excavated and hauled away.

### How will the contamination be removed?

On the basis of effectiveness and technical feasibility, V3 recommended ‘Source Removal’ as the most appropriate method to remediate TPH-impacted soils at this location.

Detailed information about this cleanup is included in the ABCA and Decision Document & Response to Public Comment, available on our website at [www.biplanning.wordpress.com](http://www.biplanning.wordpress.com).

### How many days will the remediation field work last?

One field day for the excavation & haul-off and to collect verification soil samples, followed by 1-2 days for lab analysis. If results indicate that additional dig/haul is needed, the process will be repeated. The cleanup is expected to be completed within 4-5 days when started.

### How many truckloads of soil are expected to go out during cleanup?

Approximately 15 truckloads of TPH-impacted soil will be hauled away. Each truck will be covered with a tarp to prevent dirt and dust from spilling/blowing.

### Where will the TPH-contaminated soil be disposed?

Under V3’s direction, the remediation contractor will excavate, transport and appropriately dispose-off TPH-impacted soils to the Waste Management / Laraway Landfill in Joliet, Illinois.

### Can public get exposed to the TPH on this site?

Generally speaking, the public can be exposed to TPH from many sources, including gas stations, using chemicals that may contain TPH, storm runoff from roads and parking lots, or even from drinking water or touching soil that has TPH products. The levels of TPH under typical limited exposures are very low and not a threat to human health or the environment.

For the subject cleanup, the public will not be exposed to TPH-contaminated soils because they will not have access to the cleanup area, and the trucks will be covered with tarps to prevent dirt and dust from potentially coming in contact with the public.

### Is there any risks to the health of the workers who will come in direct contact with the impacted soil?

Exposure risks to the workers are managed and minimized by following the guidelines in the Health and Safety Plan (HASP) completed for the project. Field procedures include use of protective clothes, gloves and equipment, for the particular conditions and contaminants that the workers are dealing with.

### What precautions will be taken during dig/haul?

- Consultants and workers operating in the cleanup area will apply the safety measures described in the HASP. Review at [biplanning.wordpress.com](http://biplanning.wordpress.com).
- Each truck that hauls away TPH-impacted soil will be covered with a tarp to minimize the risk of exposure to the general public.
- When no workers are present and the Cleanup Area excavation is open, it will be surrounded by safety fence, and access to the area will be restricted by a locked gate at the site entrance.

### For more information, contact:

**Jodi Prout**  
Supervisor of Planning  
City of Blue Island  
[jprout@cityofblueisland.org](mailto:jprout@cityofblueisland.org)

**Craig McCammack**  
Senior Project Manager  
V3 Companies  
630.729.6554



est. 1835